

C260
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0099.0A

P.C. DATE: January 22, 2013

SUBDIVISION NAME: Resubdivision of Lot 3, Block 2, Henry Ulit's Subdivision of Outlots 29 and 30 Division B

AREA: 0.298 acres

LOTS: 3

OWNER/APPLICANT: Therese & Ray McQuary

AGENT: Texas Design Interests, LLC
(Jeff Shindler)

ADDRESS OF SUBDIVISION: 2700 East 12th Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Chestnut Neighborhood Plan Area

SIDEWALKS: Sidewalks are required along East 12th Street and Walnut Ave prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Lot 3, Block 2 Henry Ulit's Subdivision of Outlots 29 and 30 Division B. The proposed resubdivision is composed of 3 lots on 0.298 acres.

These lots are to be developed as Cottage Use which is allowed under Chestnut Neighborhood Plan Ordinance (001207-47). The lots will utilize a joint use access easement as shown on the face of the plat.

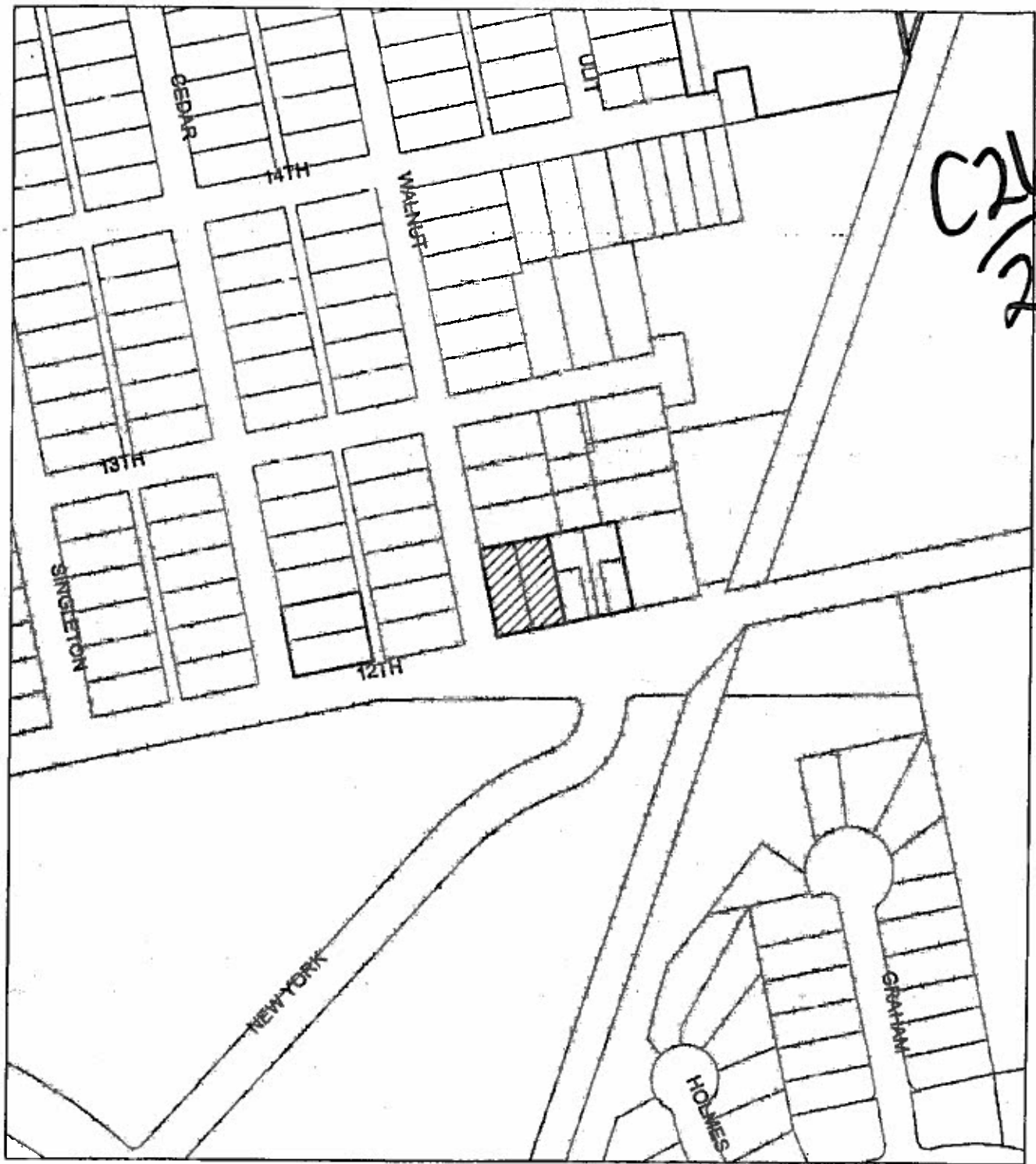
STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

C26
2



Subject Tract



Base Map

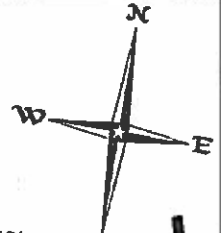
CASE#: C8-2012-0099.0A
LOCATION: 2700 & 2702 E. 12th Street



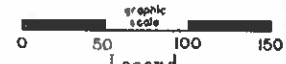
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 3 BLOCK 2 HENRY ULIT'S SUBDIVISION OF OUTLOTS 29 AND 30 DIVISION B



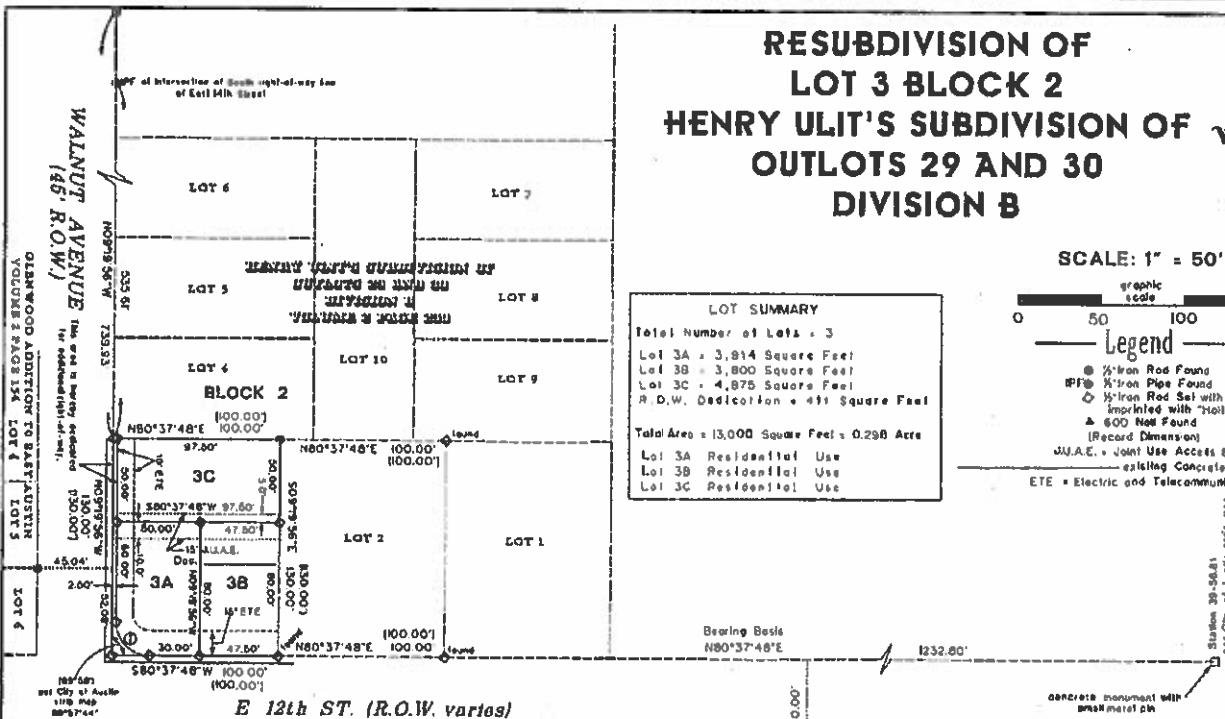
SCALE: 1" = 50'



Legend

- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holl Corson, Inc." (unless noted)
- ▲ 600' Rod Found
- (Record Dimensions)
- JUA.E. = Joint Use Access Easement
- = existing Concrete Slewway
- ETE = Electric and Telecommunications Easement

LOT SUMMARY	
Total Number of Lots = 3	
Lot 3A = 3,814 Square Feet	
Lot 3B = 3,800 Square Feet	
Lot 3C = 4,875 Square Feet	
R.O.W. Dedication = 411 Square Feet	
Total Area = 13,000 Square Feet = 0.298 Acre	
Lot 3A Residential Use	
Lot 3B Residential Use	
Lot 3C Residential Use	



CURVE DATA

- ①
- Δ = 90°02'15"
 - R = 20.00'
 - T = 20.00'
 - C = 28.29'
 - A = 31.43'
 - CB = N54°20'00"W

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That We, Ray Jackson McQuary and Therese Julie McQuary Heuvel, owners of all of Lot 3, Block 2, Henry Ulit's Subdivision of Outlots 29 and 30, Division B, a subdivision in Travis County, Texas, as conveyed to us by General Warranty Deeds recorded in Document Numbers 201114272 and 201147706 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.14, of the Local Government Code, do hereby resubdivide said Lot 3 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

RESUBDIVISION OF LOT 3 BLOCK 2
HENRY ULIT'S SUBDIVISION OF OUTLOTS 29 AND 30 DIVISION B

subject to any easements and/or restrictions heretofore granted, or not released

WITNESS MY HAND this the _____ day of _____, A.D. 2012.

Ray Jackson McQuary
5 Kingwood Villas Court
Kingwood, Texas 77339

WITNESS MY HAND this the _____ day of _____, A.D. 2012.

Therese Julie McQuary Heuvel
5 Kingwood Villas Court
Kingwood, Texas 77339

THE STATE OF TEXAS
THE COUNTY OF _____

I, the undersigned authority, on this the _____ day of _____, A.D., 2012, did personally appear Ray Jackson McQuary, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF _____

I, the undersigned authority, on this the _____ day of _____, A.D., 2012, did personally appear Therese Julie McQuary Heuvel, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2012.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2012, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2012, A.D.

Dave Anderson, Chairperson

Jean Stevens, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2012, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2012, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
Deputy

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN